143.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	785,800 /	785,800
USE VALUE:	785,800 /	785,800
ASSESSED:	785,800 /	785,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PALMER-ERBS VICTORIA--ETAL
Owner 2:	JUNG CHU W
Owner 3:	
Street 1:	21 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,625 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1809 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6625.000	290,800		495,000	785,800
Total Card	0.152	290,800		495,000	785,800
Total Parcel	0.152	290,800		495,000	785,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.38 | /Parcel: 434.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
92535			04/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0003-0001.0

!11083!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,800	0	6,625.	495,000	785,800	785,800	Year End Roll	12/18/2019
2019	101	FV	228,200	0	6,625.	464,100	692,300	692,300	Year End Roll	1/3/2019
2018	101	FV	258,900	0	6,625.	383,600	642,500	642,500	Year End Roll	12/20/2017
2017	101	FV	258,900	0	6,625.	352,700	611,600	611,600	Year End Roll	1/3/2017
2016	101	FV	258,900	0	6,625.	321,800	580,700	580,700	Year End	1/4/2016
2015	101	FV	252,600	0	6,625.	315,600	568,200	568,200	Year End Roll	12/11/2014
2014	101	FV	252,600	0	6,625.	293,300	545,900	545,900	Year End Roll	12/16/2013
2013	101	FV	252,600	0	6,625.	279,100	531,700	531,700		12/13/2012

PRINT

Date	Time
12/11/20	01:17:31

LAST REV

Date	Time
05/14/18	10:20:01
apro	

USER DEFINED

Prior Id # 1:	92535
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11083

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19166-191		7/1/1988		236,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	BS	Barbara S
1/21/2009	Measured	372	PATRIOT
11/23/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6625		Sq. Ft.	Site		0	80.	0.93	9									494,999						495,000	

Total AC/HA:	0.15209	Total SF/SM:	6625	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	494,999	Spl Credit		Total:	495,000

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

BATH FEATURES

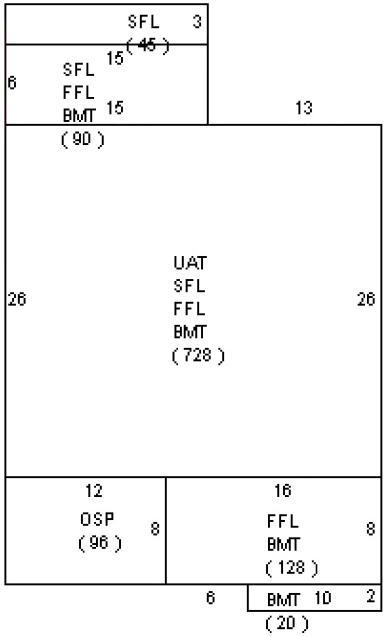
Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

COMMENTS

SKETCH



Sum Area By Label :
BMT = 966
FFL = 946
SFL = 863
OSP = 96
UAT = 728

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4			Baths: 1				HB 1		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23043108
Const Adj.:	0.98990101
Adj $ / SQ:	152.251
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421399
Depreciation:	130634
Depreciated Total:	290765

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	152.25
Special Features:	0	Val/Su Net:	95.25
Final Total:	290800	Val/Su SzAd	160.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	966	45.680	44,122
FFL	First Floor	946	152.250	144,029
SFL	Second Floor	863	152.250	131,392
UAT	Upper Attic	182	60.900	11,084
OSP	Screen Porch	96	36.680	3,521

Net Sketched Area:	3,053			Total:	334,148
Size Ad	1809	Gross Are	3599	FinArea	1809

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	